142.0	0002	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,062,500 /	1,062,500
					USE VALUE:	1,062,500 /	1,062,500
					ASSESSED:	1,062,500 /	1,062,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55	-57	NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAESTRANZI STEPHEN J & AMANDA
Owner 2:	
Owner 3:	
Street 1:	55 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MICHIENZI VINCENT -
Owner 2:	-
Street 1:	55 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,098 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2492 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5098.000	599,700	4,400	458,400	1,062,500
Total Card	0.117	599,700	4,400	458,400	1,062,500
Total Parcel	0.117	599,700	4,400	458,400	1,062,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 426.36 | /Parcel: 426.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	599,800	4400	5,098.	458,400	1,062,600	1,062,600	Year End Roll	12/18/2019
2019	104	FV	439,700	4400	5,098.	429,700	873,800	873,800	Year End Roll	1/3/2019
2018	104	FV	382,300	4400	5,098.	355,200	741,900	741,900	Year End Roll	12/20/2017
2017	104	FV	347,900	4400	5,098.	326,600	678,900	678,900	Year End Roll	1/3/2017
2016	104	FV	347,900	4400	5,098.	297,900	650,200	650,200	Year End	1/4/2016
2015	104	FV	309,400	4400	5,098.	292,200	606,000	606,000	Year End Roll	12/11/2014
2014	104	FV	309,400	4400	5,098.	271,600	585,400	585,400	Year End Roll	12/16/2013
2013	104	FV	322,100	4400	5,098.	258,400	584,900	584,900		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10965

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MICHIENZI VINCE	66303-277		10/29/2015	Change>Sale	816,000	No	No		
MICHIENZI ADA,	66045-77		9/9/2015	Convenience	1	No	No		
LAROSA YOLANDA	15420-012		1/25/1984	Convenience		No	No		
WILLIAMS JOHN &	8394-382		1/13/1955			No	No		Registry stamp illegible

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/18/2020	124	Redo Kit	38,061	O				
1/8/2020	55	Inter-De	1,000	O				
8/9/2016	1095	Siding	37,900	O				
6/30/2016	908	Heat App	15,200					Gas Furnace + A/C
5/24/2016	714	Inter Fi	81,620	O				reno Kitch/bath/Fu
3/21/2016	308	Redo Kit						remo Kitch and Bat
6/25/2013	930	Manual	4,298	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2017	MEAS&NOTICE	HS	Hanne S
6/29/2016	Sales Review	PT	Paul T
5/1/2014	External Ins	PC	PHIL C
7/10/2013	Info Fm Prmt	EMK	Ellen K
11/6/2008	Meas/Inspect	189	PATRIOT
12/13/1999	Inspected	263	PATRIOT
11/29/1999	Mailer Sent		
11/15/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5098		Sq. Ft.	Site		0	80.	1.12	9									458,351						458,400	

Total AC/HA: 0.11703 | Total SF/SM: 5098 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 458,351 | Spl Credit | Total: 458,400

User Acct

91368

GIS Ref

GIS Ref

Insp Date

12/15/17

!10965!

PRINT

Date	Time
12/11/20	01:11:47

LAST REV

Date	Time
03/27/20	10:49:55

danam

USER DEFINED

Prior Id # 1:	91368
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07134831
Const Adj.:	0.98686206
Adj $ / SQ:	179.736
Other Features:	124374
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	672302
Depreciation:	72609
Depreciated Total:	599694

COMMENTS

22 223352 OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

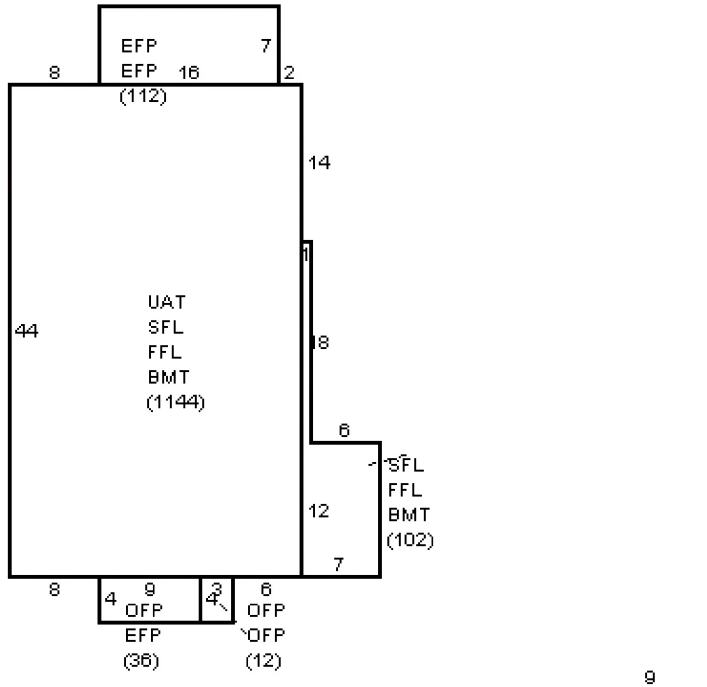
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	179.74
Special Features:	0	Val/Su Net:	138.05
Final Total:	599700	Val/Su SzAd	240.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,246	53.920	67,185
FFL	First Floor	1,246	179.740	223,952
SFL	Second Floor	1,246	179.740	223,952
UAT	Upper Attic	286	71.890	20,562
EFP	Enclos Porch	260	37.200	9,672
OFP	Open Porch	60	43.420	2,605

	Net Sketched Area:	4,344		Total:	547,928
Size Ad	2492	Gross Are	5202	FinArea	2492

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1960	22.72	T	40	104			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400